

8 May 2025

VIA PLANNING PORTAL WALES



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Dear Sir / Madam,

UNITS 15-18: EMPLOYMENT DEVELOPMENT, INDURENT PARK, NEWPORT

**APPLICATION FOR THE DISCHARGE OF CONDITION 05 (INFRASTRUCTURE PHASING PLAN) OF
OUTLINE PLANNING PERMISSION 06/0471**

PLANNING APPLICATION WALES REF. PP-14003980

Please find enclosed, on behalf of Indurent Logistics Propco A8 Ltd. (Indurent), an application for the approval of details to discharge condition 05 (Infrastructure Phasing Plan), relating to units 15-18 at Indurent Park Newport. As you may be aware, Outline Planning Permission (OPP) (ref. 06/0471) was granted on 1 April 2010 for the regeneration of the former steelworks site. The business park is located on the eastern end of the site and includes OPP for the park to deliver floorspace for offices, workshops, factories and warehouses (uses falling within B1, B2 and B8 of the Use Classes Order 1987 (as amended)).

To date, Indurent has secured reserved matters (RM) approval for several business units and are now focussing on proposals to deliver the next phase of development, which includes four new business units, referred to as 15-18. A RM application is under consideration with Newport City Council (ref. 25/0176).

This application for the discharge of condition 05 is accompanied by the following information:

- Application form;
- Cover letter;
- Site Location Plan;
- Infrastructure Phasing Plan Schedule (May 2025); and
- Infrastructure Phasing Plan Drawing (ref. 24054-RLL-25-00-DR-C-3001 P04)

Payment of the £115.00 application fee has been paid via Planning Portal to the Local Planning Authority.

I trust the information required is in order. In the meantime, if there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Joshua Price".

Joshua Price
Associate

Enc. As above

